



AVAILABLE FOR LEASE

APPROXIMATELY

350,000 SF



LAST MILE
DISTRIBUTION FACILITY

601 - 607 MILNER AVENUE

CUSHMAN & WAKEFIELD ULC, BROKERAGE





TORONTO EAST
LOGISTICS

YOU NEED TO BE HERE

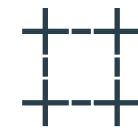
BUILDING FEATURES



351,591 SF
FACILITY



40'
CLEAR HEIGHT



56' X 40'
BAY SIZE
WITH 60' DEEP
MARSHALLING BAY



61 TL
SHIPPING
DOORS



43
TRAILER PARKING



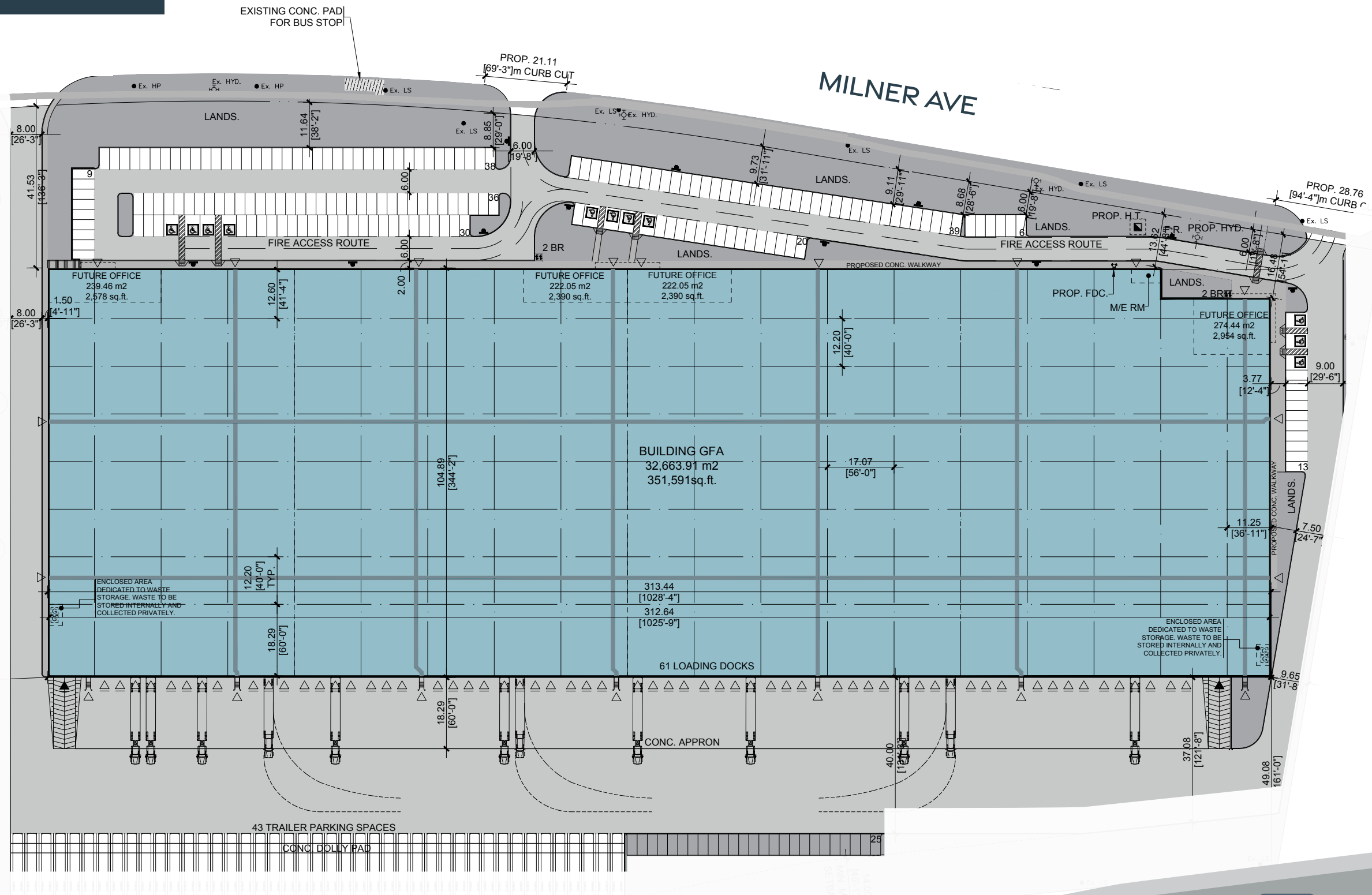
1,600A 347/600V
POWER



191
CAR PARKING



1,220' EXPOSURE
ONTO HIGHWAY 401





BUILDING DETAILS

• AREA	351,591 SF
• OFFICE AREA	3%
• LAND AREA	20.81 ACRES GROSS
• SHIPPING	61 TL
• CLEAR HEIGHT	40' CLEAR
• LIGHTING	LED
• DOCK LEVELLERS	ELECTRO HYDRAULIC 40,000LB CAPACITY WITH AUTOMATIC DOOR OPENER
• BAY SIZES	56' X 40' WITH 60' DEEP MARSHALLING BAY
• POWER	1,600A 347/600V 3 PHASE, 4 WIRE BUILDING MAIN SERVICE
• SPRINKLERS	ESFR
• TRAILER PARKING	43
• CAR PARKING	191
• OCCUPANCY	Q2 2024
• ZONING	INDUSTRIAL ZONE M/ OFFICE ZONE OU

SUSTAINABLE DEVELOPMENT BUILT TO TORONTO GREEN STANDARD



- High Efficiency interior LED lighting fixtures with motion sensors
- Exterior LED wallpacks
- High Efficiency roof mounted HVAC units
- New building constructed from recycled granular removed from the building demolition
- Bicycle Parking

Strategically located, state of the art last mile facility suitable for warehousing and distribution operations

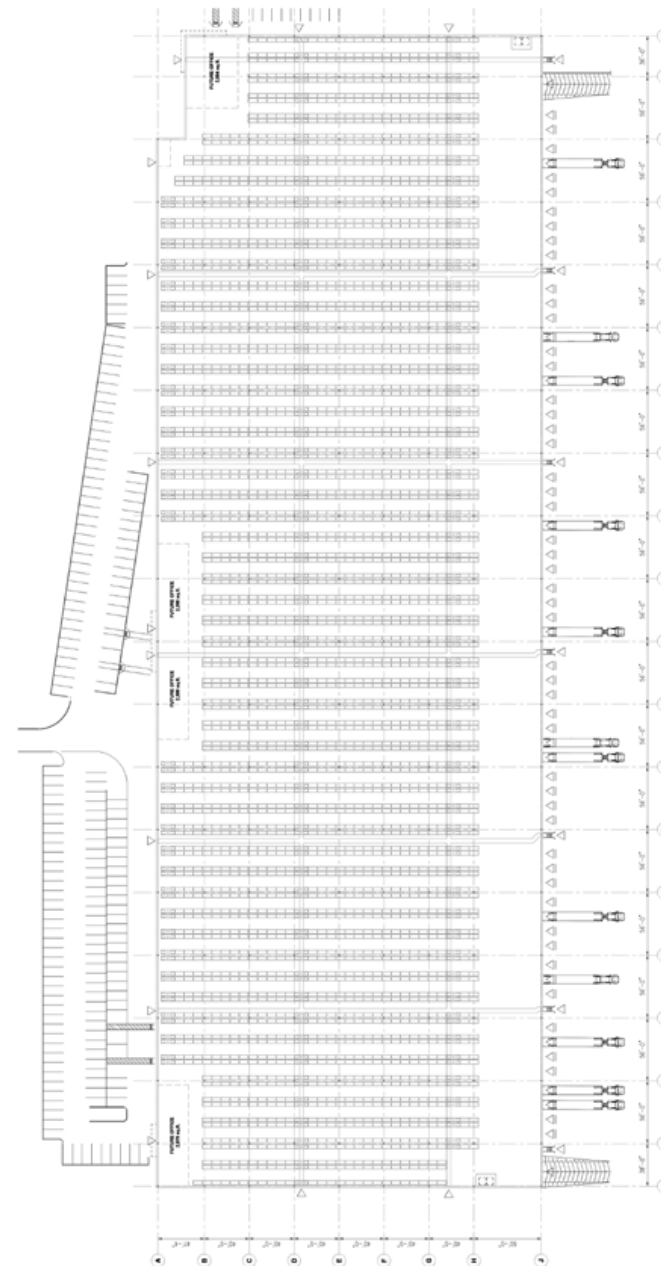




RACKING LAYOUT

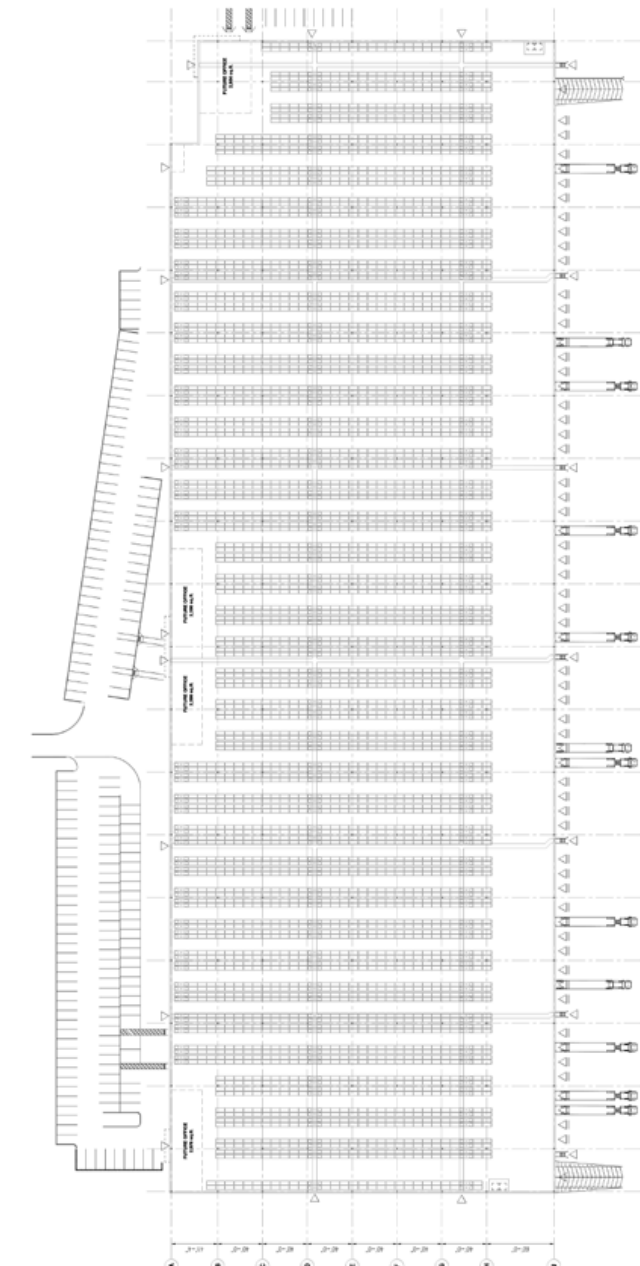
PALLET CAPACITY

Toronto East Logistics clear height at 40' has been designed to meet the demands of today's and tomorrow's industrial occupiers.



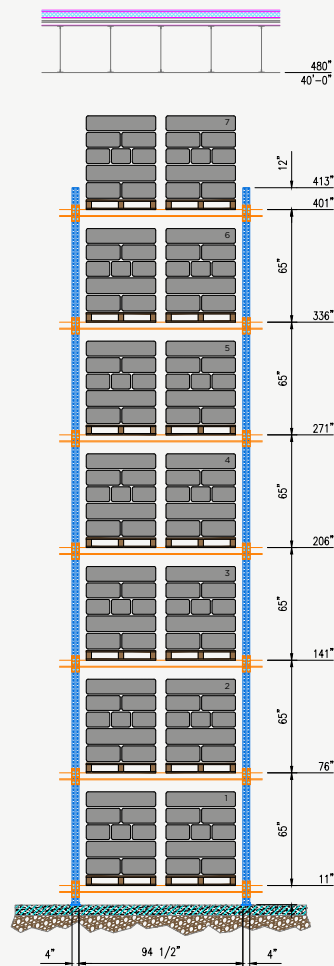
Single Selective
46,972
Total Pallets

Designed by
www.racking.ca

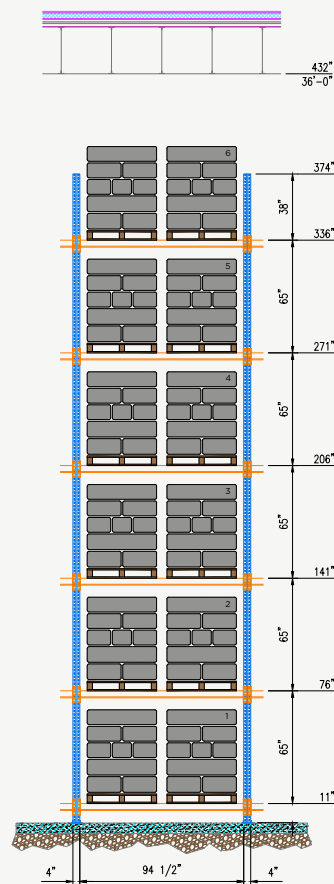
Double Deep
61,668
Total Pallets

CLEAR HEIGHT SAVINGS



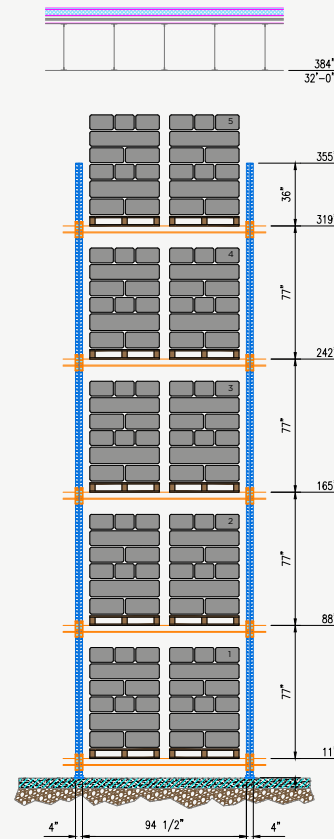
40' Clear
RACK ELEVATION

61,668
Net Pallet Count
DOUBLE DEEP



36' Clear
RACK ELEVATION

52,380
Net Pallet Count
DOUBLE DEEP



32' Clear
RACK ELEVATION

43,092
Net Pallet Count
DOUBLE DEEP

TENANT BENEFITS

Depending on the type of racking and elevation, prospective tenants may store over 61,000 net pallet positions, in this modern warehouse/distribution facility.

TENANT STORAGE REQUIREMENTS*

CLEAR HEIGHT PALLET POSITIONS

40'

Double **61,668**
Single **46,972**

32'

Double **43,092**

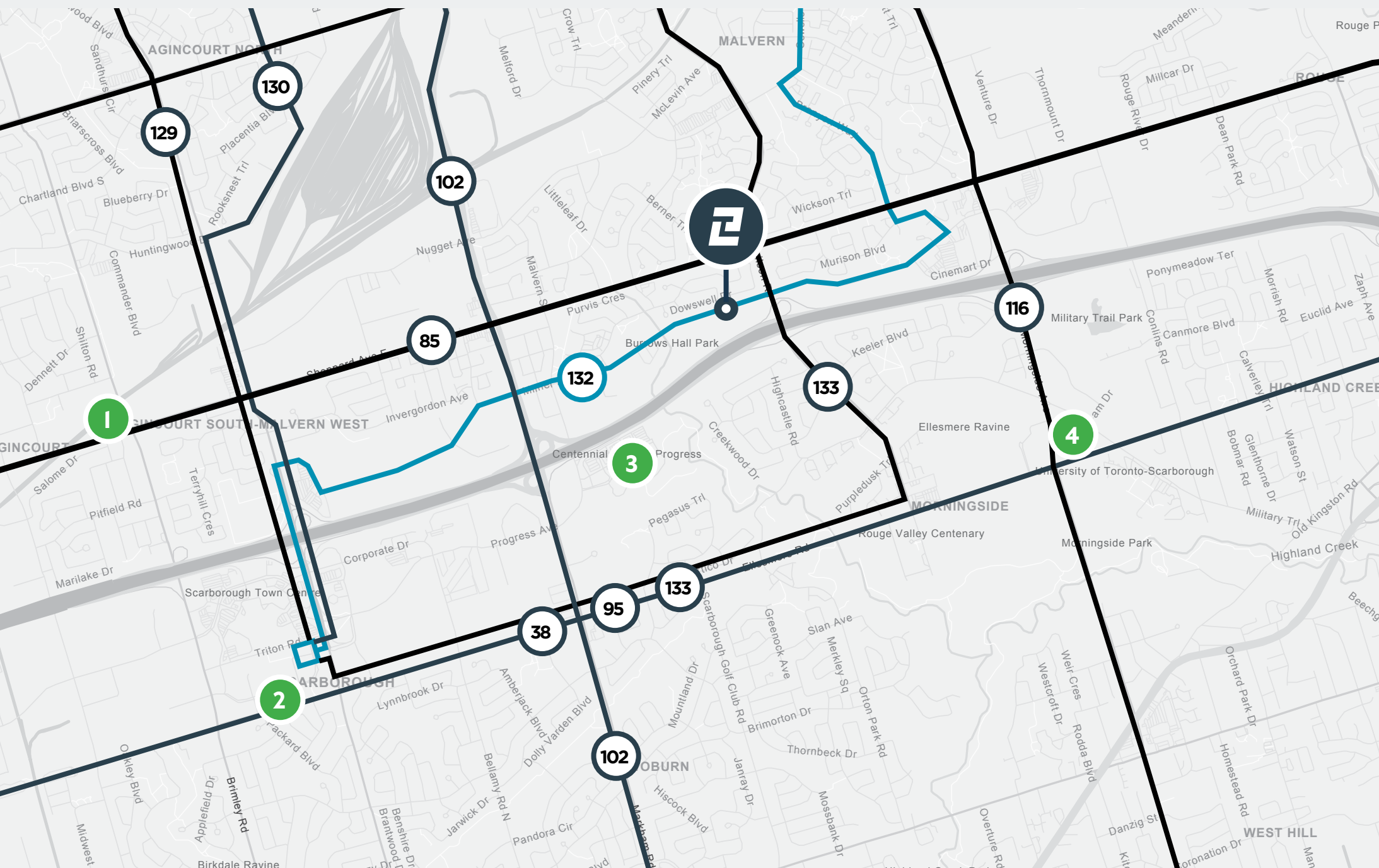
STRATEGICALLY **LOCATED**



DRIVE TIMES & DISTANCES

Highway 401	14 MINS	14 KM
Highway 407	23 MINS	17 KM
Highway 400	38 MINS	41 KM
Pearson Airport	43 MINS	37 KM
CN Rail Intermodal Yard	41 MINS	47 KM
Highway 427	38 MINS	49 KM
Downtown Toronto	56 MINS	28 KM
CP Rail Intermodal Yard	52 MINS	50 KM

PUBLIC TRANSPORTATION



CONVENIENTLY LOCATED

This property is strategically connected to various TTC stops, major highways and takes less than one hour to reach Pearson International Airport, CN Rail Intermodal Yard and the City of Toronto, making your tenants appreciate the location.

TTC Bus Stop (ROUTE 132)	AT FRONT DOOR	
1. Agincourt GO	12 MINS	6 KMS
2. Scarborough Centre GO	8 MINS	4.3 KMS
3. Centennial College GO	5 MINS	2.3 KMS
4. UofT Scarborough GO	5 MINS	3.4 KMS



The Neighbourhood

Retail

1. Scarborough Town Centre
2. Malvern Town Centre
3. Shoppers Drug Mart
4. Leon's Furniture
5. Walmart
6. Canadian Tire
7. Staples
8. Home Depot
9. LCBO
10. The Beer Store
11. Lee Valley
12. Dollarama
13. Best Buy
14. Winners
15. Sheridan Nurseries
16. East Court Ford Lincon
17. Toyota Canada
18. Morningside Nissan

Food & Coffee

1. Pizza Pizza
2. Barrio Fiesta
3. Tim Horotns
4. Harveys
5. Starbucks
6. Markham Station
7. The Local
8. Popular Pizza
9. Francesca Bakery
10. MacDonalDs
11. Kelseys
12. The Keg
13. Milestones
14. Dominos
15. Street Eats Market
16. Wendy's
17. Mr. Greek

Gas Stations

1. Shell
2. Esso
3. Petro-Canada
4. Husky
5. Circle-K

Financial/ATM

1. RBC
2. TD
3. BMO
4. CIBC
5. Manulife
6. PC
7. Scotia Bank

AREA AMENITIES



LABOUR POOL



1 KM

9,224	TOTAL POPULATION
11,562	DAYTIME POPULATION
\$78,024	HOUSEHOLD INCOME

3 KM

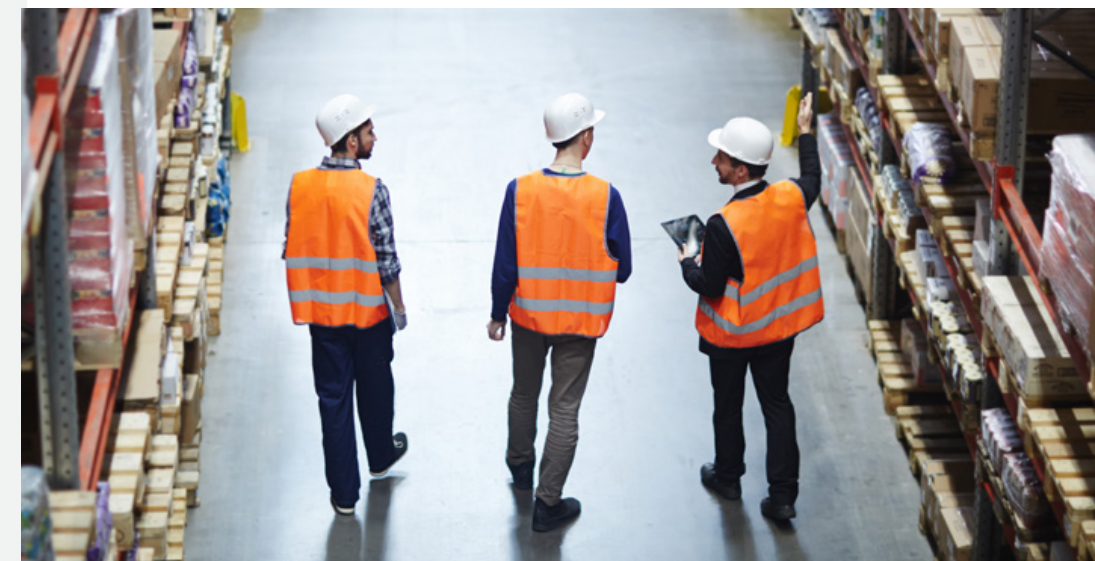
96,232	TOTAL POPULATION
90,540	DAYTIME POPULATION
\$71,443	HOUSEHOLD INCOME

5 KM

250,080	TOTAL POPULATION
216,303	DAYTIME POPULATION
\$75,931	HOUSEHOLD INCOME



Local Suitability Score



ABOUT US

Meet the team



Nicola Wealth Real Estate (NWRE) is the in-house real estate team of Nicola Wealth, a premier Canadian financial planning and investment firm with \$11 billion (CAD) of assets under management. NWRE has an experienced and innovative team that sources and asset manages a growing portfolio of properties in major markets across North America spanning a diversified range of asset classes which include industrial, multi-family rental apartment, office, self-storage, retail and seniors housing. The current real estate portfolio exceeds \$6 billion gross asset value.

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FIRST GULF

First Gulf is an award-winning leader in the development of office, industrial, mixed-use and retail properties with developed assets of over \$4 billion completed since the company's inception in 1987. First Gulf is a fully integrated development company and is involved in all aspects of real estate development, from land acquisition and planning approvals to design-build, construction, leasing, financing and property management. To date, First Gulf has developed and constructed over 30 million sf of office, retail, and industrial real estate. First Gulf is part of the Great Gulf Group, one of North America's premier real estate organizations. Established in 1975, with major projects in Canada and the United States, the Group's fully-integrated activities span the entire real estate spectrum.

www.firstgulf.com



TORONTO EAST

LOGISTICS

YOU NEED TO BE HERE

FOR INQUIRIES, PLEASE CONTACT LISTING AGENTS

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